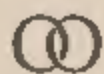


Daily Telegraph HOUSE

Specification of works
required to be done
and materials to be
used in the erection
and completion of

Brick Residence



This house was designed by a committee of Sydney architects from material supplied by 1150 Daily Telegraph readers who answered a questionnaire asking what people required in their post-war home.

The specifications and plans are made available free as a Daily Telegraph service to the public.

SPECIAL NOTE

In the erection of a Cottage, in accordance with this Specification and accompanying Plan, special attention is drawn to the variations which will be required, particularly with regard to: Ground levels, foundations, fencing, sewerage facilities, rain-water disposal, and finishes generally, which will be varied to suit local requirements and individual needs. Similarly, the type of Cooker, Hot-water Service, Bathroom, and Kitchen finishes, Sanitary Ware, Locks, etc., are a matter for individual choice, although an approximate amount has been allowed in this Specification.

GENERALLY

SITE: The Contractor is advised to visit the site and ascertain for himself the nature of same and the conditions generally.

NOTICES AND FEES: Give all notices, and pay all fees of local Council, M.W.S. & D. Board, etc., and comply with the by-laws and requirements of all properly constituted authorities.

CONTRACTOR TO PROVIDE: Contractor will be required to provide everything necessary and requisite for the proper carrying out of the job to the true intent and purpose of the Plan and Specification.

RESPONSIBILITY FOR DAMAGE: Contractor will be held responsible for any damage to existing buildings, person, place, or thing in connection with this Contract on the site, or to, or in adjoining properties, and must make good to the satisfaction of the aggrieved parties. Make good any damage to the foot-paths, roads, etc., caused by cartage and other operations, to the satisfaction of the local Council.

INSURANCE: Contractor must insure the building in an approved office to the full amount of the Contract Price, on completion of roof timbers, in the joint names of the Proprietor and Contractor.

Provide for insurance of the workmen under the Workers' Compensation Act, in accordance with the regulations which may be ruling at the time of the signing of the Contract, and amend such insurance without any further charge for any alterations to the regulations which may come into force during the currency of the contract.

Contractor shall take a Public Risk Policy out sufficient to indemnify the Proprietors against any or all claims that may be made. The policy shall be kept in force during the currency of the contract.

WATER: Provide water for use throughout the works, and pay all charges in connection therewith.

MATERIALS AND WORKMANSHIP: All materials described in this Specification shall be new, and of the best of their re-

spective kinds, and all labours shall be executed in a first-class manner.

OBVIOUS WORK NOT SPECIFIED: Where a construction or item of work is to be obviously inferred, or is usual and proper to the class of building generalised in this Specification, the same is to be included notwithstanding that such construction or such necessary item is not specifically mentioned in this Specification or shown on the Drawings.

REMOVING RUBBISH: Remove rubbish during the progress of the works, and at completion. Scrub all floors, clean glass and metal, oil locks and hinges, ease doors and windows, label and hand over keys, and leave the premises ready for occupation.

EXTRAS: Prices must be submitted by the Contractor in writing for any additional work or variation which he considers chargeable as an extra.

EXCAVATOR AND LABORER

CLEAR SITE: Clear site of all obstructions, grub up and remove all trees, shrubs, stumps, roots, etc.

EXCAVATIONS: Excavate trenches, pier-holes, etc., as may be found necessary for foundations to walls, piers, etc., all to the depths indicated on the drawings.

Excavate for all sewerage and storm-water drains, and for gas and water pipes, and absorption pits where necessary.

Keep excavated areas and trenches free from water. Provide all necessary planking and strutting to sides of excavations.

Excavate to site for residence, including paths and steps, etc. Excavations and filling shall be finished at levels necessary to allow pavings to finish at levels indicated on the drawings.

FILLING: Fill in and ram against all finished work, also fill and level up areas under concrete floors, pavings, etc. Provide and lay under all solid concrete floors and paths 2in. gauge broken brick or stone filling 5in. thick, blinded, well watered, and thoroughly consolidated.

DRAINER

NOTE: These clauses to be varied if no sewerage facilities available.

All work shall be carried out to the rules and regulations of the M.W.S. & D. Board and to their plan.

SEWERAGE: Provide and lay glazed earthenware socketed pipes of the diameters required by the Board, with all necessary junctions, elbows, bends, inspection eyes, etc., from W.C. soil pipes, gulleys, etc., and connect to sewer.

All drains shall be laid in straight runs, bedded solid on the barrel with uniform falls, jointed in cement neatly filleted, swabbed out each length as laid, and wherever passing under the building shall be encased in 4—2—1 concrete 6in. thick all round.

Inspection eyes shall be inserted in the straight runs at not more than 30ft. intervals, or as indicated, each fitted with a stoneware stopper set in weak cement, mortar or bitumen.

INTERCEPTING TRAP: Provide and lay a 6in. buchan intercepting trap, with cast-iron inlet vent shaft and mica flap valve.

GULLEY TRAPS: Provide and set where indicated glazed stoneware gulley traps (with back or side inlets, as required) to receive wastes. Gulleys shall be encased in concrete, fitted with dished stoneware covers and iron gratings.

FLOOR GULLEYS: Provide and fix a 4in. glazed earthenware "P" trap in Shower Recess, with C.P. brass grating.

RAINWATER DRAINS AND SURFACE GULLEYS: Rainwater drains shall be in separate system of 4in. diameter G.E. pipes connected up to downpipes, and carried out to discharge into absorption pit or street gutters, as required.

CONCRETOR

PROPORTION: Except where otherwise specified, all concrete shall consist of four parts blue-metal, two parts sand, and one part Portland cement, by volume. The coarse aggregate for all suspended floor slabs, beams, etc., shall be blue-metal graded from $\frac{3}{8}$ in. to $\frac{3}{4}$ in. For solid floors, steps, etc., aggregate shall be $1\frac{1}{2}$ in. gauge broken brick or stone.

CONCRETE FOOTINGS: To be of the dimensions as shown on the plans, reinforced with $\frac{1}{2}$ in. diameter M.S. rods at 5in. C.C. top and bottom, and $\frac{3}{8}$ in. diameter stirrup ties at 3ft. C.C. **NOTE:** The plans provide for footings in clay. For other types, footings will be varied to suit.

SOLID FLOORS: Lay solid concrete floors to Terrace, Bathroom, Laundry, Entrance Porch, W.C., and Paths, 4in. thick in concrete comprised of five parts $1\frac{1}{2}$ in. gauge broken brick or stone, two parts sand, and one part cement. Bank up in rough concrete to form steps at Front Entrance and Terrace.

GENERALLY: Attend on other trades, build in bolts, etc., and make provision for water and other pipes, and execute all jobbings necessary to make the trade complete.

PAVIOR AND TILER

All pavings and floor tiles shall be laid to falls as directed.

CEMENT PAVINGS: Pave the floors of Terrace and Laundry, and concrete paths with paving 1in. thick, composed of one part cement to two parts blue-metal shivers. All paving to be marked out in squares by "V" incisions. **PAVING SHALL BE LAID WHILE CEMENT IS GREEN.**

TILE FLOORS: Tile the floors of the Bathroom, Shower, and W.C. with unglazed Moravian Floor Tiles set on a bed of cement mortar. Form step to Shower.

THRESHOLDS: To the doorways from Entrance Porch to Hall, and to Terrace, provide and fix terrazzo nosed thresholds $1\frac{1}{2}$ in. thick holed for dowels of door frames, the nosings returned at ends, bedded in cement. Trades-door threshold to be finished in cement.

WALL TILES: Contractor shall tile the following walls with 6 in. x 6 in. glazed cream tiles, set on backing of cement mortar:

Walls of Bathroom to a height of 4 ft., and Shower to 7 ft.

Walls of W.C.: Skirting only.

Exposed walls of kitchen to a height of 5 ft.

Build in the tile fittings to Bathroom and Kitchen as follows:

Bathroom: 1 soap-holder.

2 vents to bath.

1 towel-rail.

1 soap-holder to shower.

Kitchen: 1 soap-holder above sink

BRICKLAYER

BRICKS: Bricks, generally, shall be commons, from an approved kiln, hard, sound, well burned, and of uniform size and shape, and to be well soaked in water before being laid.

The bricks for external facings shall be face bricks selected by Owner.

SAND AND CEMENT: Sand: To be clean, sharp, coarse, Sydney sand. Cement: To be Portland cement of approved manufacture.

MORTAR: Lime Mortar: The whole of the brickwork, except where otherwise specified, shall be built in mortar composed of three parts clean sand to one part fresh, well-burnt stone lime properly slaked and one half part cement.

BRICKWORK: Carry up the whole of the walls, etc., to the heights and in the dimensions shown on the drawings, perfectly level, straight and plumb, properly bonded, well flushed up and grouted every course. No part shall be carried up more than four feet above the rest, and ends of lengths shall be well racked back. Brick walls $4\frac{1}{2}$ in. thick (including cavity work), shall be built in stretcher bond, and the remaining work in English bond. Form all door and window openings with jambs, reveals, and checks carried up perfectly plumb and as required. Do all cutting and corbelling as may be necessary.

Finish all balustrade walls with brick on edge.

LETTER-BOX: Provide and build in a 9 in. x 6 in. T.C. letter-box brick into front fence. Line the opening behind same with $\frac{3}{4}$ in. Pine, and finish at back with $\frac{3}{4}$ in. Pine door hung on small bolt, and fitted with an approved lock.

FLOOR PIERS: Floor piers shall be 9 in. x 9 in., spaced not more than 6 ft. centres, set on two courses of 14 in. x 14 in. work. Wall piers shall be 9 in. x $4\frac{1}{2}$ in., spaced 3 ft. centres, to take floor plates and ends of bearers.

HOLLOW WALLS: Where walls are indicated as hollow, they shall be built with a 2 in. cavity, and wall skins shall be bonded

together with No. 8 gauge galvanised iron ties spaced not more than 3ft. apart in every fourth course, and staggered.

Cavities shall be kept clear of mortar droppings. Loose bricks shall be left at bottom of inner thickness of walls, so that cavities can be cleaned out finally and inspected. After inspection, the loose bricks shall be built in.

FACINGS: The whole of the exterior faces of walls shall be faced with face bricks, as before described. Horizontal joints shall be sunk $\frac{5}{8}$ in. deep, hard drawn in with a jointing tool, and the vertical joints sunk $\frac{3}{8}$ in. Clean down facings on completion with diluted muriatic acid.

INTERNAL FACES: The internal faces of Laundry shall be finished "bagged."

SILLS: Sills to windows shall be brick on edge, set slightly tilting in cement mortar, and snapped off at back, all to detail.

COPINGS: Form brick on edge copings to all balustrades, flower-boxes, walls, etc., as shown.

FLOWER-BOXES: Render in waterproof cement the internal faces of flower-boxes, and form outlets through wastes of same with short lengths of $\frac{1}{2}$ in. copper pipe formed with lipped ends, to discharge clear of wall.

BRICKTOR: At one course above windows lay one layer of "Bricktor" reinforcing, continuous, and around all internal walls and the internal skin of outside walls. Joints to be well lapped.

ARCHES: Form flat arches over openings with four courses of brickwork on flat. Carry flat arches on $2\frac{1}{2}$ in. x $\frac{3}{8}$ in. wrot. iron camber bars for openings up to 3ft. 6in. span, one to each $4\frac{1}{2}$ in. thickness of walls, and on 3in. x 3in. angle irons for openings over 3ft. 6in. span.

FIREPLACE: Form fireplace and face the walls and hearth with 6in. x 3in. x $1\frac{1}{2}$ in. fire brickettes, the hearth bricks laid to pattern, and all brickettes jointed in mortar coloured cream. Do all oversailing, cutting, gathering of flue, and build in 4lb. lead tray with ends lapped on outside over flashing, internal edges turned up inside flue. Flue to be 9in. x 9in., properly formed, and parged with hair mortar as work is built up and clear of all mortar droppings. Form top to chimney-stack with brick on edge. Chimney-pot to be approved T.C. cut down to height required, set and flushed in cement mortar.

VENTILATION: Build into foundation walls in positions shown 9in. x 6in. T.C. air bricks to match face brickwork.

Provide and build into outside walls 9in. x 6in. similar hooded air bricks (2 to each room) to match the facings. Form holes through walls for vents and parge.

DAMPCOURSES: Provide and lay 2lb. bitu lead dampcourses in the following positions:

- (1) To all foundation walls, piers, etc., at directed levels, also an extra dampcourse to walls above solid floors.
- (2) Under window-sills, over heads of exposed openings.

All dampcourses shall be well lapped at angles and joinings, and bedded in cement mortar.

Provide and fix to each sleeper and wall pier supporting wall plates and bearers 24-gauge galvanised iron ant caps, shaped all to detail, and each about 12in. x 12in. overall. Build in chimney-stack 4lb. lead tray, with ends lapped on outside over flashing. Internal edges to be turned up sides of flue. Form weeps to all sections as directed.

GENERALLY: Form window and door openings with reveals and checks for frames. Point around window and door openings.

Cut or leave rests in walls for edges of concrete floors, etc.

Build in bath with 4½in. brickwork, slabbed and vented to Board's requirements.

Do all rough and fair corbelling, cutting, cutting for chases and pierce for and make good around pipes, etc.

Attend on other trades, and execute all jobbings necessary to render this trade complete.

IRONFOUNDER

Supply and fix "Cyclone" type gate to Entrance Fence, complete with hinges, catches, etc.

Supply and fix 5/2in. diameter galvanised iron vertical pipes to front elevation where shown, securely fixed to brick base and gable overhang.

CARPENTER AND JOINER

Timbers shall be of the best description of their respective kinds, sound, well seasoned, free from knots, shakes, and other defects, and shall be sawn die square to the specified sizes, making allowance for saw cut only. Timber for structural work shall be of merchantable quality, and for Joinery No. 1 clears.

Framing to floors: Northern Hardwood.

Roof framing and structural work generally: Northern Hardwood or other approved.

Flooring: Cypress.

Battens to fibrous plaster: *Pinus insignis* or *Pinus radiata*.

Finishings: Silky oak, except to Kitchen and Bathroom, which will be in approved pine for painting.

The whole of the Carpenter's and Joiner's work shall be framed, trimmed, and finished in best and most workmanlike manner.

All joinery shall be framed up as soon as possible after the signing of the contract, and stacked to season before being glued up and cleaned off.

All necessary linings, blocks, stops, and ironmongery shall be supplied and fixed, and all trimming, tonguing, grooving, rebating, housing, beading, mitring, etc., incidental to and necessary for the work, though not actually specified, shall be performed.

All timbers exposed to view shall be wrot on exposed surfaces to the dimensions specified, with fair allowance for working, except where mentioned as finished sizes.

Where thickness of doors and sashes is given, this shall be the net finished thickness of the work.

Dry Cedar plugs only shall be used for plugging.

FLOORS: Frame up the floors on Ground Floor with 4in. x 3in. wall plates, 4in. x 3in. bearers, spaced so that no joist spans more than 6ft. and 4in. x 2in. joists spaced at 18in. centres. Twice coat the above timbers with wood-preserving oil.

FLOORING: Cover the above wood floors with 4in. x 1in. T. & G. flooring in long lengths, butt jointed, double nailed at each crossing, nail-heads punched, and the flooring cleaned off at completion.

Trim flooring and floor joists as necessary for hearth, and finish with 3in. x 1in. mitred margins.

Form screwed lifting boards in flooring where necessary for access to electrical conduits, gas pipes, etc.

NOTE: If polished floors required, vary specification.

ROOF: Frame up the roof in best and most workmanlike manner, with the following timbers:

4in. x 2in. wall plates, secured to walls with hoop-iron straps at 4ft. centres, nailed to wall plates, carried down wall 2ft., and built into brickwork.

4in. x 2in. ceiling joists spaced 18in. centres.

4in. x 2in. collar ties to each alternate rafter where span exceeds 12ft.

7in. x 1½in. hangers for ceiling joists, hung from rafters at 4ft. centres with hoop-iron straps.

1½in. x 1½in. hanging fillets, spiked to ceiling joists and hangers.

4in. x 2in. rafters at 18in. centres.

7in. x 1½in. ridges.

10in. x 1½in. hip and valley rafters.

9in. x 1in. valley boards.

4in. x 3in. purlins, and 4in. x 2in. struts.

Properly trim all rafters, ceiling joists, etc., for chimneys, stacks, box gutters, or wherever else required. Support end of rafters at box gutters on 4in. x 3in. plates securely bolted to walls.

Trim for and form manhole in ceiling where directed, about 2ft. 6in. x 2ft., finish around opening with ¾in. pine beaded linings, and cover with pine panelled flap hung on tee hinges.

EAVES FINISH: Finish at eaves with a 22in. projection to rafters, which are to be lined with fibro-cement and cover battens.

External eaves at Main Entrance as shown, and carry rafters on 5in. x 3in. beams and 3in. x 3in. posts. Fill in spandril over

flower-box with 2in. x 1in. battens, fixed to leave 2in. square openings.

WEATHERBOARD GABLES: Where shown, these are to be studded up with 4in. x 2in. studs and 4in. x 3in. plates, well braced, and covered with Cypress Pine weatherboards, laid in horizontal lengths, with tilting fillet under last two boards. Fill in soffits with pine board T. & G., and finish all verges with scribed board to take tiles. Vents to be of 1½in. linings projecting 1½in. in front of weatherboards, ¾in. louvres, 6in. x 3in. sill. Line internal faces with fly-wire.

NOTE: The overhang to gable on front to be formed in 4in. x 2in. securely tied back on to main roof timbers.

PERGOLA TO TERRACE: Post 5in. x 5in., beams 5in. x 2in., and rafters 4in. x 2in., all well secured to brickwork, and spiked together. Ends of beam and rafters to be moulded.

FIBROUS CEMENT CEILING: Fix for ceiling of Laundry 5/32in. approved fibro cement sheets with cover battens, and finish at wall with 1½in. mould.

MAIN ENTRANCE CEILING: To be of 3in. boarding T. & G. fixed to rafters, etc., and finished at wall with 1½in. mould.

JOINER

CASEMENT WINDOWS: Except where otherwise noted, all windows are to be of the casement type, with 1½in. rebated and moulded sashes hung to 5in. x 3in. rebated, beaded, hardwood frame and head (sides to be throated), with 7in. x 3in. hardwood sills double weathered, rebated and throated.

BAY WINDOW TO BEDROOM No. 1: To have sills and sashes as before, wall frames out of 6in. x 3in., and mullions out of 6in. x 5in., finished internally and externally as for other windows.

Form small moulded cornice at head out of 4in. x 2in.

FLY-SCREEN: Provide and fix detachable fly-screen with 1in. x 1¼in. sashes with ¾in. half-round cover moulds to Kitchen windows, fitted with fly-wire and complete with the necessary fittings.

STORM MOULDS: Finish around outside of all windows with 1in. ovolo storm moulds neatly mitred.

DOOR FRAMES: All external door frames shall be 5in. x 3in. hardwood solid rebated and moulded, built in as the work proceeds with 1in. x ½in. fillet on back and No. 3 stout galvanised hoop-iron ties 20in. long firmly screwed on each side, and built into brickwork; dowelled to thresholds with ½in. diameter galvanised iron dowels, and finished on outside with 1in. ovolo storm moulds neatly mitred. Internal doors shall be hung to 1½in. thick solid wrot rebated jamb and soffit linings of requisite widths, plugged to walls. Jamb linings to project 1in. from finished face of wall, to take ¾in. mould around lining, and mitred to skirtings.

MAIN ENTRANCE DOOR: Main entrance door shall be 6ft. 6in. x 2ft. 8in. x 1¾in. thick, flush panelled, with opening beaded and prepared for glazing, hung on ¾in. brass steel bushed butts.

SERVICE DOOR: The external door to Laundry shall be $1\frac{3}{4}$ in. thick, framed and ledged, and braced in two panels, with $\frac{7}{8}$ in. T. & G. boarding, V-jointed, and flush with outside face, and shall be 6ft. 6in. x 2ft. 6in. x $1\frac{3}{4}$ in., and hung with two 4in. brass steel bushed butts.

FULL GLASS DOORS: The doors from Hall to Living Room, and all doors to Terrace, shall be 6ft. 6in. x 2ft. 8in. x $1\frac{3}{4}$ in. thick, divided with glazing bars, as indicated.

Door from Bedroom No. 2 to Passage also as above.

HALF GLASS DOORS: Bathroom and W.C. door to be 6ft. 6in. x 2ft. 6in. x $1\frac{3}{4}$ in., in two panels.

Upper panel prepared for glazing, lower panel with sunk moulds, as for internal panelled doors.

SINGLE PANEL DOORS: The remaining doors, including cupboard doors, shall be framed in one solid panel with insert moulds, and shall be 6ft. 6in. x 2ft. 6in. x $1\frac{1}{2}$ in. thick, and hung on two 4in. steel butts to each leaf. Cupboard doors to be $1\frac{1}{4}$ in. thick, of widths shown, two doors in height top sections approximately 2ft. 9in. high. Sliding doors from Living Room to be 6ft. 8in. x 4ft. wide, and hung on approved sliding tracks.

GATE TO TRADES PATH: To be $1\frac{3}{4}$ in. thick framed, ledged and braced, and faced with $\frac{3}{4}$ in. T. & G. V-jointed boards, hung to 4in. x 2in. frames.

IRONMONGERY: The Casement stays, fasteners to windows, the locks and furniture to all doors are provided for in P.C. sums. Contractor to fix.

ARCHITRAVES: Provide and fix around all door and window openings throughout internally, except Bathroom, Kitchen, Laundry, W.C., reveal linings as for internal doors, finished similarly. Finish around openings to Bathroom, W.C., Kitchen, Laundry with small scotia. Reveal linings where necessary shall be 1in. thick, tongued to frames.

WINDOW BOARDS: Provide and fix to windows (except where as specified above) $1\frac{1}{4}$ in. nosed window-boards tongued to sills, and with $1\frac{1}{2}$ in. bed mould under returned at ends.

SKIRTINGS: To all rooms having wood floors, provide and fix 4in. x 1in. moulded skirtings, screwed to plugs and grounds, and neatly mitred to mouldings around internal linings.

PICTURE RAILS: To all rooms having wood floors, except Kitchen, provide and fix 2in. x 1in. moulded picture rails close to ceiling, secured to plugs, and neatly mitred.

KITCHEN FITMENTS: In the following fitments, doors shall be of 1in. stuff Pine veneered in face of doors, hung to 1in. framing on small C.P. hinges, and fitted with wood handles. Drawers shall be dovetailed together, and set to slide on Tallowwood runners, with all recessing stops, etc. Bottom shelves to lower fitments shall be supported from floor on bearers, and other shelves fixed to battens or brackets, as required. All table tops

to be covered with selected lino., well glued down, with edge pieces flush with lino.

Timber, generally, shall be Richmond River or other approved Pine.

Fit selected C.I.P.E. sink and drainer at height of 2ft. 10in., and form table top in continuation at ends with 1½in. thick top, the whole supported on 2in. x 2in. framing.

Form cupboards under in four sections, one section fitted as garbage box, with ½in. battens spaced 1in. apart. The other three sections to be fitted with 1in. bottom and intermediate shelf, fitted as for other cupboards. Form recess for refrigerator of width shown, and 4ft. 9in. high, and fit hanging cupboards over in two sections, each section fitted with two doors and one shelf.

Continue at 2ft. 10in. height, and extend fitting to stove. Section nearest stove to have a nest of four drawers—top drawer divided for cutlery, and immediately below table top fit cutting board of same width as fitting. Fit hanging cupboards in three sections over stove, with doors and shelving to each section, as above specified. Fit 24-gauge galvanised iron flue 9in. x 9in., in cupboards immediately over stove, with bell mouth at inlet. Flue to be carried through ceiling into roof, and covered with mice-proof wire.

NOTE: All fittings where carried up to ceiling to be finished with fibrous plaster cornice, and where fittings junction with walls, etc., joint is to be made with small scotia.

CUPBOARD IN LAUNDRY: Construct cupboard in Laundry of length shown, fitted up in 1in. pine, and with 1in. Cypress shelving. Fitting to be 6ft. 6in. high, 12in. deep. Five shelves, in height fixed to ladder framing, and fitted with four doors, constructed of 1in. framing faced with 4in. and 1in. T. & G. boarding, and each hung on two 4in. steel butts.

TRADESMAN'S CUPBOARD: Provide and build into Kitchen wall cupboard about 12in. x 18in. x 12in. deep, formed of 1in. Pine, having 1in. panelled door on front, fitted with wire gauze panelled door internally, with approved hinges and locks.

BATHROOM CABINET: Provide and fix in Bathroom a cabinet 20in. high and 15in. wide and 7in. deep, having 3-ply back, ¾in. linings, and ½in. shelves, and 1in. thick framed door with silvered plate-glass mirror, fixed on face of door, with star-headed glass-capped screws, and with hinges, ball catch, and knob complete.

MANTEL-SHELF AND FIREPLACE FITMENT: Provide and fix to fireplace a 12in. x 2in. moulded mantel-shelf with scotia mould under, extended to form cupboard at one end and bookshelves at the other. Form shelves, etc., out of 1in. stuff—adjustable—and fit flush cupboard doors to 1in. jamb linings with two 3in. steel butts.

SHELVING TO CUPBOARDS: All cupboards, except where otherwise specified, to be carried up to ceiling height, and divided into two sections.

Top portion of both cupboards to be left free of shelves, and to be fitted with doors to ceiling.

Cupboard to Hall to have floor raised 4in. above main floor, and fitted with strong brass circular rods for hanging, as directed with shelf above.

Linen cupboard and cupboard in Kitchen to have five and three clean Pine shelves, fitted respectively in lower section, floor to be raised as to coat cupboard. Kitchen cupboard to start from 2ft. 6in. level.

ELECTRIC LIGHT METER-BOX: Fix to electrical meter-board a cupboard constructed out of 1in. stuff, with 13-16in. solid cored pine door, hung on two 2in. steel butts, and fitted with approved catch.

CLOTHES POSTS: Provide and fix two 5in. x 5in. dressed hardwood posts, with necessary sole plates and struts, let down into the ground at least 4ft. 6in., and treated with creosote up to ground level. Each post to have crossarms about 6ft. wide, pivoted on a black iron bolt. Provide approximately 50 yards of galvanised wire flex in four lines.

FENCES: These will be carried out as required to suit the Building Lot.

ROOF TILER

Cover the slopes of the roof with approved Marseilles pattern semi-glazed roofing tiles, set on 2in. x 1in. battens, each alternate tile laced to battens.

Fix a layer of 30/30 grade Sisalkraft under tiles on South and West slopes. Finish ridges with terra-cotta capping to match tiles, point up with tinted mortar. Provide all necessary ridge terminals and intersection tiles to complete the work. Finish verges with special verge tiles bedded on brickwork, and pointed up in tinted mortar.

Repair the roof after the other tradesmen are finished, clean gutters of all debris from roof tiling, and leave clean and perfect at completion.

PLUMBER

NOTE: These clauses to be varied if no sewerage facilities available.

The whole of the plumbing work and drainage work shall be carried out in accordance with the regulations of the M.W.S. & D. Board, and their certificate shall be obtained and handed to the Owner before issue of final payment.

Lead shall be best mill rolled.

FLASHINGS: Flash and step flash the following parts and elsewhere where necessary with 4lb. lead, properly lapped, dressed out on to roofing, gutters, etc., and let into walls, lead wedged and pointed:

Chimney-stack.

Round all pipes where passing through roof.

Flash with 2lb. lead over all exposed windows and door openings, and under window-sills, all carried 6in. higher than openings. Flash over head of Bay Windows where gable projects, and trim over edge of wood.

VALLEYS: Line the valleys with 18in. wide 22-gauge galvanised iron, turned up at edges, and fixed with clips, riveted and soldered at joints.

GUTTERS: Finish to eaves of roof with 5in. x 3in. x 24-gauge galvanised iron (half round), eaves gutters riveted and double soldered at joints, and securely fixed with heavy iron straps, overstraps, and bolts 3ft. apart. Provide and fix all necessary stop ends, right-angle pieces, and outlets.

DOWNPIPES: Provide and fix 4in. x 2in. 24-gauge galvanised iron downpipes where indicated, well entered and soldered at joints, secured with iron bands, and kept out from walls on galvanised iron pipe spacers to detail. Finish with all necessary bends, shoes, swan-neck bends, junctions, etc., and connect to rain-water system.

SANITARY FITTINGS: Provision has been made in P.C. sums for the supply of the following sanitary fittings, together with such sundries as plugs, chains, washers, brackets, etc., where necessary. Contractor shall fix for same, and connect to waste and soil-pipes in accordance with the rules and regulations of the M.W.S. & D. Board, and the clauses of this Specification.

No. 1 W.C. pan, seat, and overhead cistern.

No 1 Lavatory basin.

No. 1 Bath.

No 1 C.I.P.E. Sink and Drainer.

No. 1 Set of two wash tubs and stands.

W.C. CONNECTIONS: Connect the W.C. to sewer drain in regulation manner.

FLOOR GULLEYS: Provide and fix in floor of Shower approved C.P. brass floor gulley, and connect to waste.

TRAPS: Provide and fix to each basin, bath, and sink, also to tubs, brass traps and gunmetal screwed unions, and brass screw cleaning cap. Connect to gulleys.

SOIL AND WASTE STACKS: Soil and waste stacks shall be cast-iron piping secured to walls with pipe-hooks, carried up to serve the different fittings, and above same to form vents. Provide all necessary bends, junctions, and inspection caps. Above roof, vents shall be carried up in 24-gauge galvanised iron piping to necessary height, finished with approved cowls, and stayed with wrought-iron stay-rods secured to collar on vent-pipe, and screwed to roofing timbers.

Properly connect soil-pipes to drains and wrought pipes to gulleys.

BACK VENTING: Back vent W.C. pan with 2in. diameter piping.

Back vent bath, basin, sink, and floor traps where necessary in regulation manner.

WATER SERVICE: Connect up to water main in street, and run a 1in. bore copper service to meter. Obtain and connect up water meter. From meter run galvanised wrought-iron piping in diminishing diameters, in accordance with the W.S. Board's regulations, to give a $\frac{3}{4}$ in. service to the following taps, which the Contractor will supply and fix:

No. 1 $\frac{3}{4}$ in. C.P. brass H.P. stop cocks to Lavatory cistern.

No. 1 $\frac{3}{4}$ in. C.P. brass H.P. stop bib lettered cold to Shower in Bathroom.

No. 2 $\frac{3}{4}$ in. C.P. brass H.P. stop bib lettered cold, Bath and Basin.

No. 1 $\frac{3}{4}$ in. C.P. brass H.P. stop bib lettered cold, Kitchen

No. 3 brass H.P. bib cocks, Laundry, copper in Laundry.

No. 2 $\frac{3}{4}$ in. brass H.P. hose union cocks to standpipes where directed.

The taps in Bathroom and Kitchen are to have C.P. flanges at walls to cover holes in tiles.

The breeching piece and shower rose, and all H.W. taps are included in the P.C. sums for hot water.

GAS SERVICE: Lay on gas from main to meter, and from meter to gas stove and gas copper. Obtain and connect up gas meter, and encase same in approved wood box. The whole of the gas service shall be carried out in black iron piping of requisite diameters, all in accordance with the rules and regulations of the Supply Authority.

Provision has been made in P.C. sums for the supply of gas stove and gas copper.

Contractor to fix and supply necessary stub vents to stove and copper.

SUB-CONTRACTS: Provision has been made in P.C. sums for the following installations. Contractor shall attend on the Sub-Contractors for these works, afford them the usual facilities, and make good after them:

1. Hot-water Service (the whole of the installation, including H.W. taps and stop cocks).

ELECTRIC LIGHT AND POWER: Provide and install service meter-board and main switchboard. Connect to street mains, and carry conduits and wiring to 12 lights and 9 power points. Provide and fix all necessary flush switches and power outlets, one 60-watt globe to each light pendant.

Installation to be all in accordance with the requirements of the local supply authority.

PLASTERER

LIME: Lime shall be fresh, well-burnt stone lime, run through a fine sieve to putty, and allowed to stand in a clean box for at least six weeks before using.

CEMENT AND SAND: See "Concretor."

BAGGING: Internal walls to Laundry to be bagged.

INTERNAL RENDERING: Floating coat to all rooms, except where otherwise specified, to be $\frac{1}{2}$ in. thick, and composed of four parts sand to one part cement, trowelled with wood float to an even sand finish.

PLASTERING: The walls of Bathroom, Kitchen, Linen, and Hanging Cupboards shall be floated and set in best two-coat lime plaster, steel trowelled to a fine, even surface.

NOTE: All salient angles to be finished rounded.

VENTS: Provide and fix 9 in. x 6 in. fibrous plaster vents to walls, two to each room.

FIBROUS PLASTER: Unless where otherwise previously specified, all ceilings to be of approved fibrous plaster, $\frac{3}{8}$ in. thick, with set joints, secured to and including necessary fixing battens. Finish at walls, beams, etc., with sheets having small scotia to form cornices necessary to cover wall plates. Linen and coat cupboards to have fibrous plaster celings, as above.

GENERALLY: Repair all broken plaster and cement work after the other trades are finished, and do all jobbings necessary to render this trade complete.

PAINTER

All paint shall be approved ready-mixed paints.

The whole of one coat shall be completed before the next is applied, and finishing coats to be approved tints, in shades as directed.

All other materials shall be from approved makers, and only unopened packages to be brought on to the job.

Priming coat shall be composed of one part white-lead to two parts red-lead, mixed with raw linseed oil.

All woodwork to be rubbed down with sandpaper before priming and between each coat.

EXTERNAL WORK: All external woodwork shall be knotted, stopped, primed, and painted two coats oil paint (three coats in all).

External doors shall be given one coat additional.

All metal work, including eaves, gutters, downpipes, service pipes, etc., shall be cleaned down and given two coats of oil paint.

INTERNAL WORK: Internal woodwork to Laundry shall be knotted, stopped, and primed, and given two coats, as for external work. Woodwork to Kitchen and Bathroom to be also as above, but given an additional coat of approved enamel.

Clean down and twice coat with oil paint all metal work, including pipes unavoidably exposed (and where not chromium plated). Silky Oak finishings to be stained and varnished to approval (submit samples).

The whole of the fibrous plaster throughout shall be given one coat approved Sealer and two coats Kalsomine, to approved tint—walls and ceilings of Kitchen and Bathroom to be left uncoloured.

The bagged walls shall be given two coats lime-wash bound with oil. All other walls to be prepared and given two coats approved water paint, as directed.

GLAZIER: Glass shall be best quality, free from blemishes or flaws, well sprigged, puttied, and back puttied.

SPECIAL GLASS, Etc.: The glazing to Main Entrance door, Terrace doors, and all internal glazed doors shall be fluted glass, and glazing to Bathroom and W.C. shall be Flemish.

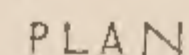
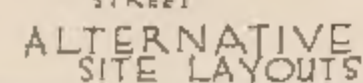
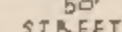
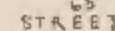
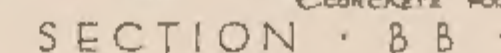
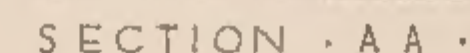
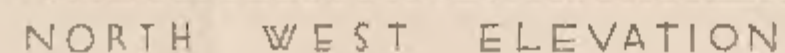
SHEET GLASS: The remaining doors and windows shall be glazed with clear sheet glass, 21oz.

PRIME COSTS SUMS

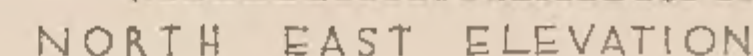
Allow the P.C. sum of £130 for the supply of the following fittings:

1. All door and window hardware.
2. Gas stove.
3. C.I.P.E. sink and drainer.
4. Bath, Basin, W.C., Tubs, and Copper.
5. H.W. Service.

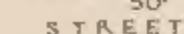
The sums allowed above are net, and inclusive of Sales Tax, and the Owner shall be at liberty to obtain these fittings where he so desires, and instruct the Contractor to take delivery and be responsible for same when on the job.



NOTE SPECIAL ATTENTION IS DRAWN TO
PAGE 1. OF THE ACCOMPANYING SPECIFICATION
& THE NOTE REGARDING LOCAL REQUIREMENTS
& INDIVIDUAL NEEDS.



SASHES MARKED "O." TO OPEN



SITE PLAN

DAILY TELEGRAPH HOME
WORKING DRAWING
BRICK CONSTRUCTION

JOINT ARCHITECTS
SAMUEL LIPSON •
ALBERT H A HANSON •

SYDNEY 23 8.45.

SCALE
PLAN, SECTIONS, & ELEVATION
 $\frac{1}{8"} = 10'$
SITE PLANS
 $40' = 1"$

